

# LAKE POINTE MEDICAL PLAZA I & II

HOSPITAL ADJACENT MEDICAL OUT-PATIENT CAMPUS

6701 & 6705 HERITAGE PKWY



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# HIGHLIGHTS



## HOSPITAL ADJACENT

On Baylor Scott & White  
Lake Pointe Hospital  
Campus



## MOVE-IN READY

Move-in ready 2<sup>nd</sup>  
generation medical  
spaces available



## GENEROUS TI'S

Lower out-of-pocket  
costs for new practices



## GROWING POP.

Growing population in  
the 4<sup>th</sup> largest MSA



## STRONG TENANTS

Synergistic medical  
tenant mix



## EXPERT MANAGERS

Experienced healthcare  
landlords & management



## GROUND FLOOR

Ground floor suites  
available in both bldgs.



## EASY BUILDOUT

Let Big Sky's internal team  
manage the buildout

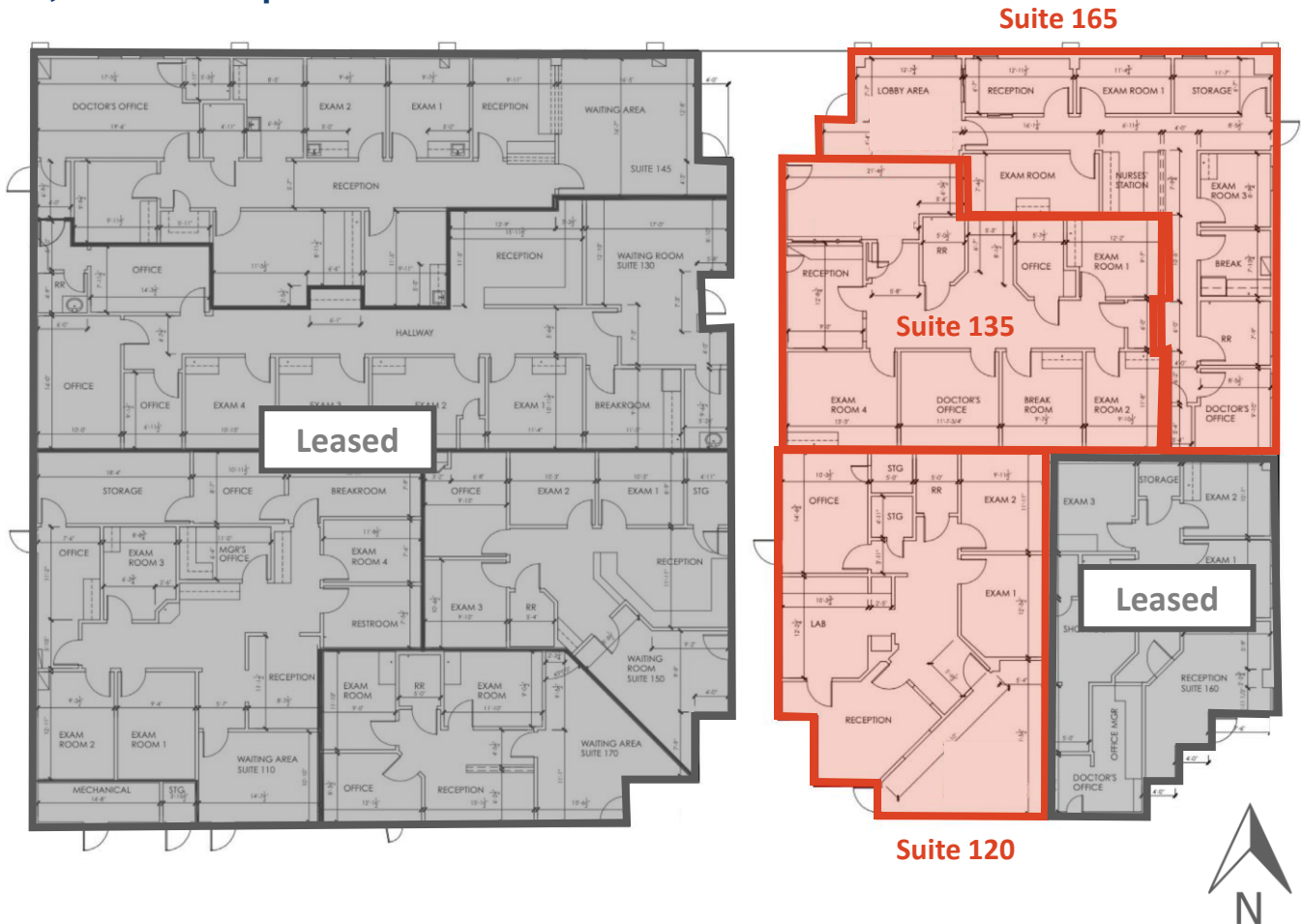
# FLOOR PLAN

# BLDG. I

## LAKE POINTE PLAZA BLDG. I

15,197 RSF | TOTAL

5,083 RSF | AVAILABLE



## AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 120	1,570	1,570	Up to 5,083 RSF	2 <sup>nd</sup> Gen Medical
Ste. 135	1,924	1,924	Up to 5,083 RSF	2 <sup>nd</sup> Gen Medical
Ste. 165	1,589	1,589	Up to 5,083 RSF	2 <sup>nd</sup> Gen Medical

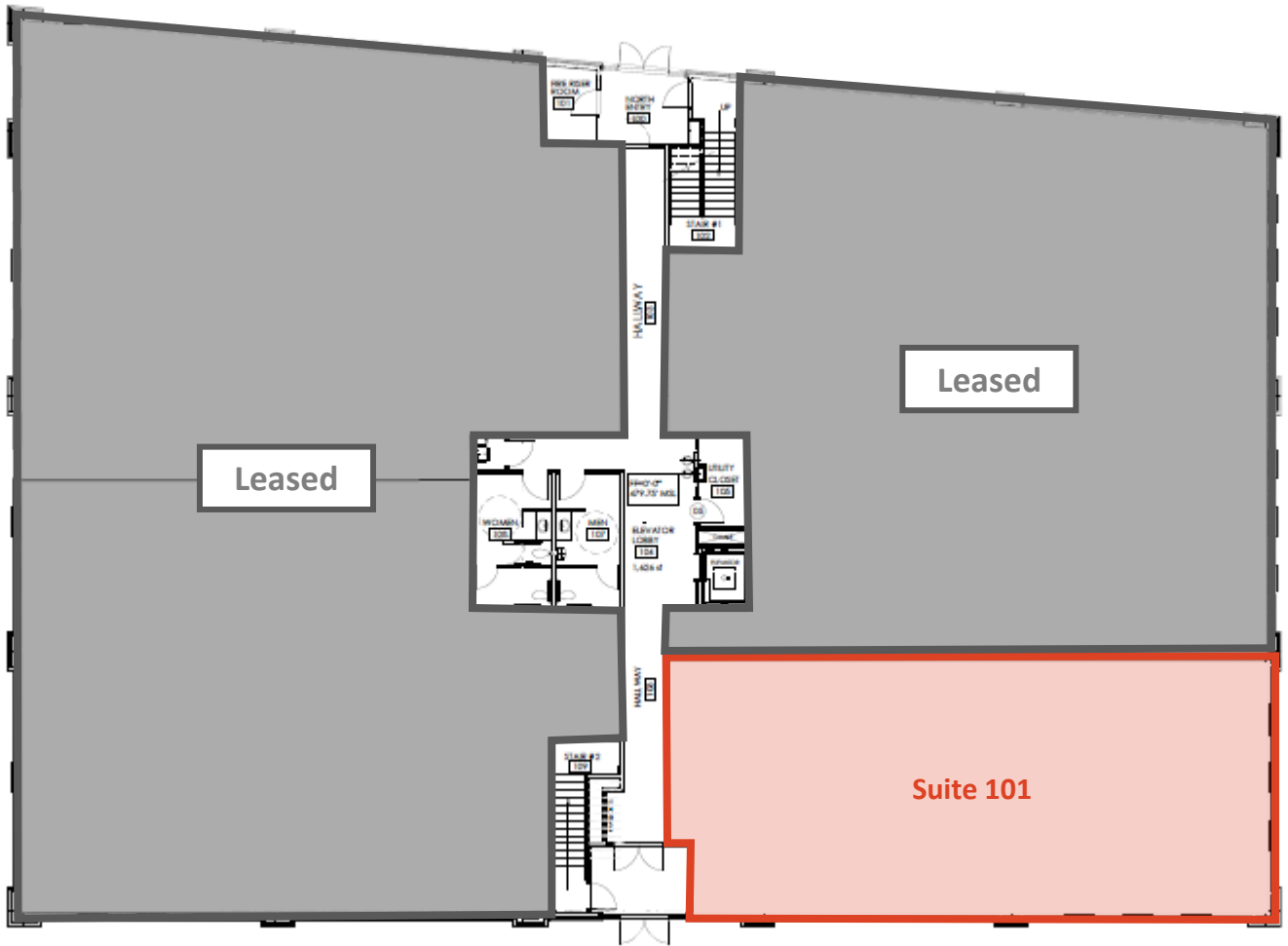
# FLOOR PLAN

# BLDG. II

## LAKE POINTE PLAZA BLDG. II

31,162 RSF | TOTAL

5,795 RSF | AVAILABLE



## FIRST FLOOR



## AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 101	2,673	2,673	Up to 2,673 RSF	1 <sup>st</sup> Gen Shell



# BLDG. II

**5,795 RSF | AVAILABLE**



## SECOND FLOOR



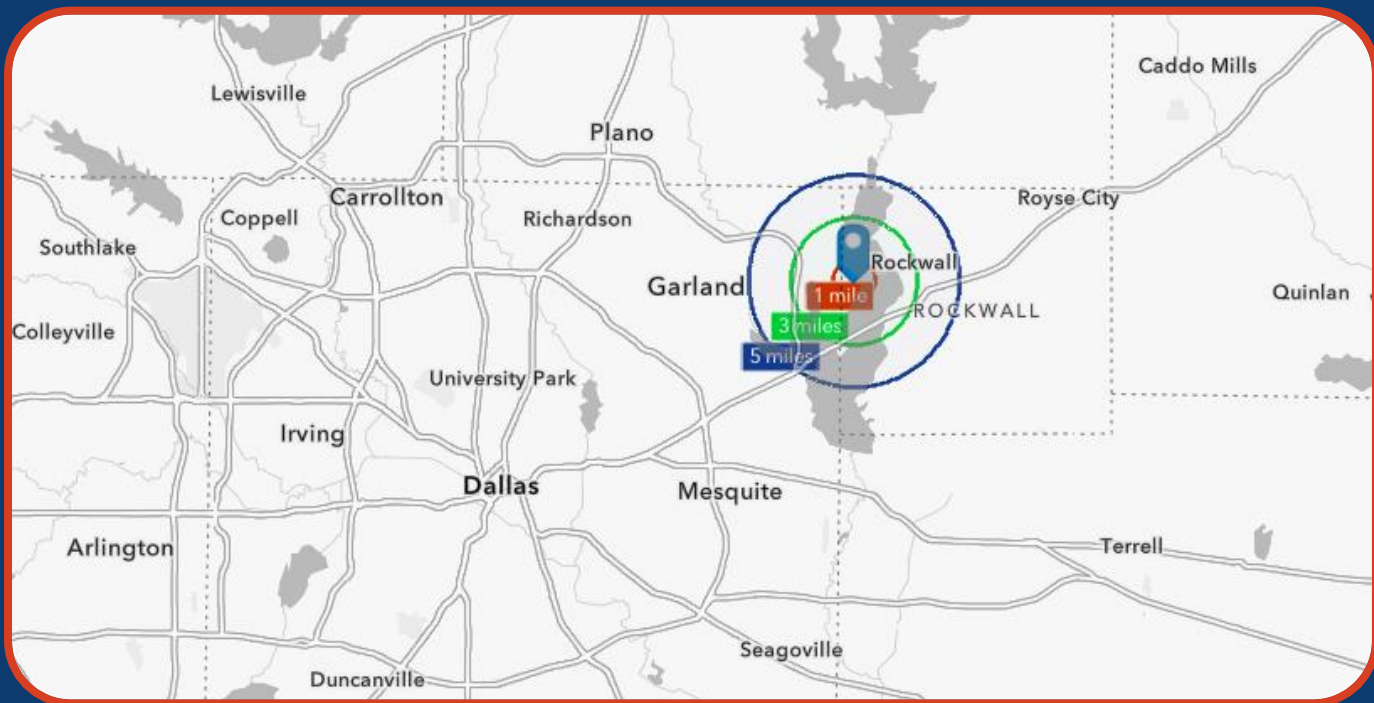
## AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 204	3,122	3,122	Up to 3,122 RSF	1 <sup>st</sup> Gen Shell

# LOCATION



# AERIAL



# DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	7,661	55,6308	140,447
2024 Population 65+	16.6%	15.8%	15.6%
2024 Average HH Income	\$139,888	\$144,557	\$146,805
2024 Total Healthcare Spending	\$25,758,283	\$184,516,370	\$457,115,180

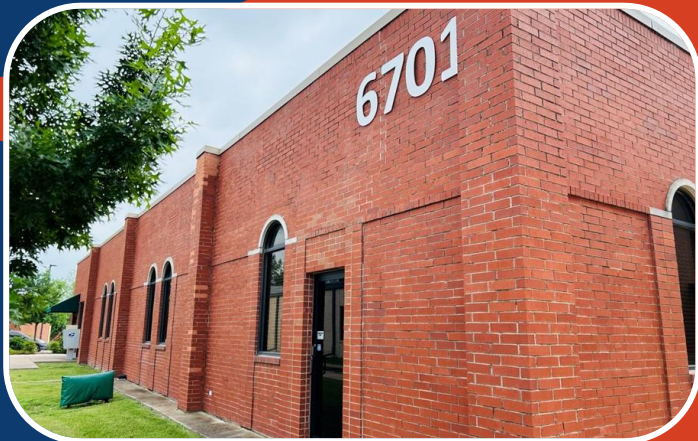
	Rockwall County, TX
2023 Patient to Primary Care Physician Ratio	1,409 to 1
2023 Total Insured Population	118K (90.0%)
2023 Total Insured 65+ Population	16K (97.7%)
2023 Total Private Coverage Population	103K (78.8%)
2023 Total Medicare Population	16K (12.9%)



- **176-bed, full-service hospital**
- **Level III trauma care**
- **Fast-Track Emergency Department, intensive care unit, women's services, Level III NICU, interventional cardiology, diagnostic imaging, orthopedics, vascular surgery, neurosurgery and urology.**



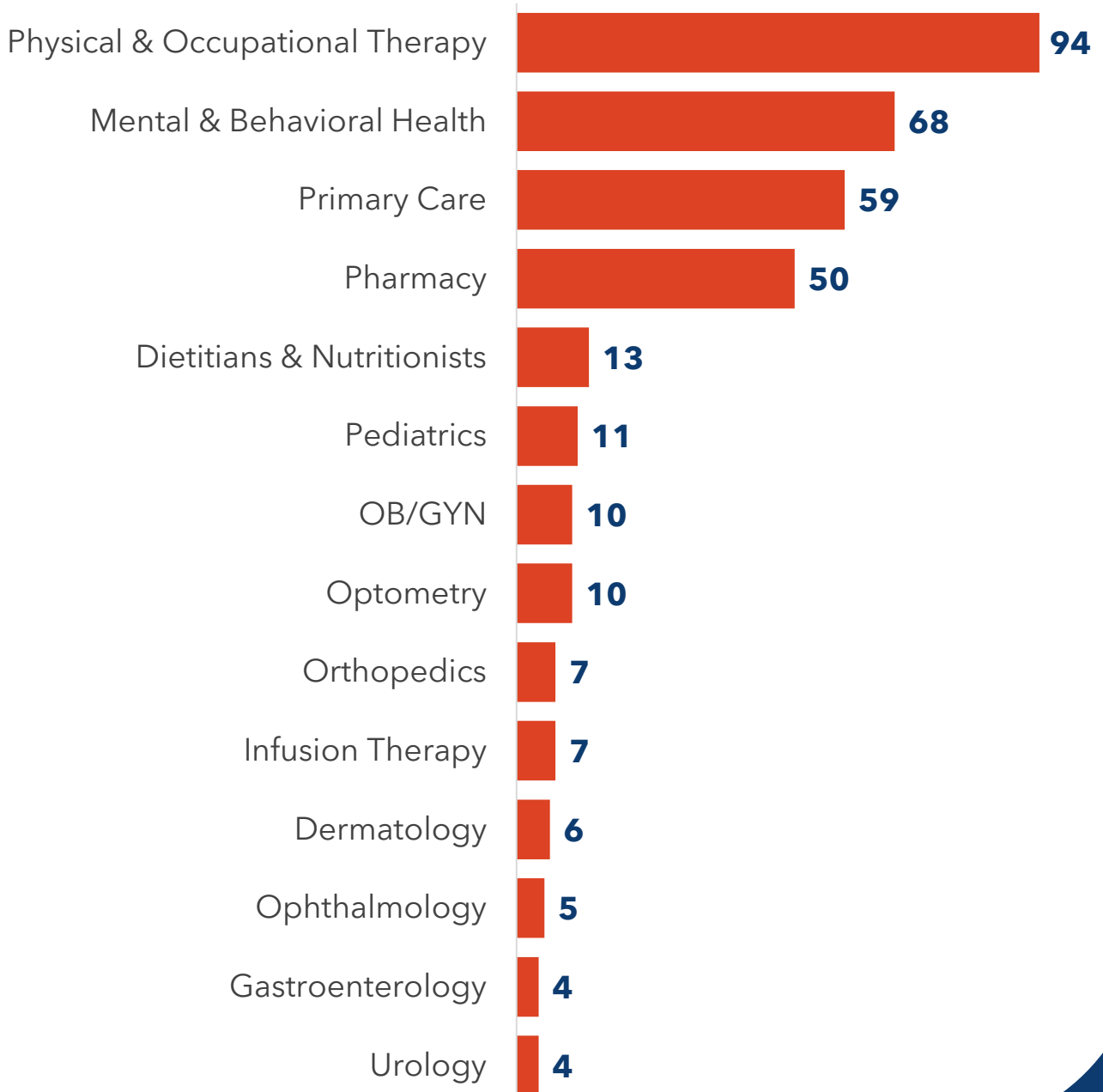
# PHOTOS





# UNMET DEMAND

**Number of providers required by service line to meet the market's demand**





## CALL FOR PRICING:



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